

**MINUTES**  
**JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE**  
**REGULAR MEETING**  
**Building A Large Conference Room**  
**101 Mounts bay Road, Williamsburg, VA 23185**  
**January 20, 2021**  
**3:00 PM**

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**A. CALL TO ORDER**

1. This meeting will be held electronically pursuant to the Continuity of Government Ordinance adopted by the Board of Supervisors on April 14, 2020 and readopted on September 8, 2020. The meeting will be accessible through a Zoom audio meeting. Please go to <https://zoom.us/j/99214800408> or call 301-715-8592 and enter the meeting ID 992 1480 0408. Citizen comments may be submitted via U.S. Mail to the Planning Commission Secretary, P.O. Box 8784, Williamsburg, VA 23187, via electronic mail to [community.development@jamescitycountyva.gov](mailto:community.development@jamescitycountyva.gov), or by leaving a message at 757-253-6750. Comments must be submitted no later than noon on the day of the meeting. Please provide your name and address for the public record.

**B. ROLL CALL**

1. Electronic Meeting Resolution

Mr. Jack Haldeman called the Development Review Committee (DRC) meeting to order at 4 p.m. He called the roll and read the electronic meeting resolution.

Ms. Julie Leverenz made a motion to Adopt the electronic meeting resolution.

The resolution was adopted by a voice vote of 5-0.

**Present:**

Jack Haldeman, Chair  
Rich Krapf  
Julie Leverenz  
Barbara Null  
Frank Polster

**Staff in Attendance:**

Alex Baruch, Acting Principal Planner  
Thomas Wysong, Senior Planner  
Katie Pelletier, Community Development Assistant

**C. MINUTES**

1. October 21, 2020 Meeting Minutes

Mr. Rich Krapf motioned to Approve the October 21, 2020, DRC meeting minutes.

On a voice vote, the Motion passed 5-0.

**D. OLD BUSINESS**

There was no old business.

## E. NEW BUSINESS

### 1. C-20-0129. Stonehouse Land Bay 5

Mr. Thomas Wysong addressed the Committee and stated that Mr. William Felts from Landtech Resources, Inc. submitted a conceptual plan showing the layout of Land Bay No. 5 for the Stonehouse development. He said the proposal is for new construction of 116 single-family detached lots and 64 single-family attached lots for a total of 180 units. Mr. Wysong noted that Proffer No. 10, approved by the Board of Supervisors on November 12, 2019, per Case No. Z-19-0010, requires a conceptual plan to be submitted to the Planning Director and DRC for review at least 60 days prior to submittal of a development plan for the tract, or Land Bay.

Mr. Wysong stated that the purpose of the review is to determine general consistency with Zoning Ordinance requirements, the adopted master plan, and other applicable County policies. He said staff reviewed and analyzed the conceptual plan and found the following favorable factors: (i) the conceptual plan complies with the approved master plan for Stonehouse, aligning with the land use designations, maximum units permitted, and permitted density for Land Bay No. 5; (ii) the conceptual plan layout complies with the zoning requirements for the Planned Unit Development-Residential District (PUD-R) and the majority of applicable proffers; (iii) the conceptual plan layout complies with other applicable County policies, which were evaluated during the course of the 2019 rezoning and master plan and proffer amendment for Stonehouse (Case Nos. Z-18-0002, MP-18-0002, and Z-19-0010); (iv) the proposed units proposed for this conceptual plan comply with the unit caps proffered for the Stonehouse development; and (v) the conceptual plan complies with the approved proffers applicable to Land Bay No. 5.

Mr. Wysong said that staff found no unfavorable factors during the review and recommends that the DRC finds the proposed conceptual plan to be generally consistent with the Zoning Ordinance, adopted master plan, adopted proffers, and other applicable County policies. Mr. Wysong said he or Mr. Felts would be happy to answer any questions from the Committee, as well as others present at the meeting: Mr. Joe Roque and Wes Dollins from Lennar, and Mr. Mike Etchemendy from SCP-JTL.

Mr. Haldeman asked if there were any questions.

Mr. Frank Polster said he noticed comments from Virginia Department of Transportation (VDOT) regarding two parking spaces. He asked about any mitigation planned to bring the parking into compliance. He asked where the parking would be for the rest of the development.

Mr. Felts said the parking for single-family residential would be standard. He commented on the townhouse parking issue and said roads must meet VDOT and County standards. He said they are trying to make the roads private to allow for additional, off-street parking but would still build the roads to meet standards.

Mr. Polster asked if the Homeowner Association would be responsible for the road maintenance if it remains private.

Mr. Felts replied yes, for roads in the townhouse section.

Mr. Polster asked about parking for the rest of the development.

Mr. Felts said there would be no on-street parking in the single-family section, only parking on the driveways and in garages for each unit.

Mr. Polster commented they are in compliance with the proffered passive recreation area, but the area is near the front entrance with nothing located in the interior.

Mr. Felts replied the passive recreation area adheres to the Stonehouse Master Plan.

Mr. Polster asked about comments from the Stormwater Resource Protection Division. He asked if there were any plans to reduce the number of units due to the steep slope on many single-family lots.

Mr. Felts explained that the grading sheet did not depict final grading details. He said the lots in question would have walk-out basements, and they will be addressing any concerns about drainage.

Mr. Polster thanked him for the responses to his questions.

Mr. Haldeman asked how stormwater flows will traverse Fieldstone Parkway.

Mr. Felts pointed out an existing stormwater wet pond and explained there would be some enhancements for drainage.

Mr. Haldeman asked about the proffer requirement for pedestrian accommodation.

Mr. Felts stated there are two areas of passive recreation in the front. He said there are small areas of open space in the interior, and the streets are lined with concrete sidewalks.

Mr. Haldeman asked if there were any other questions.

Mr. Krapf motioned that the proposed conceptual plan is consistent with the Zoning Ordinance, adopted master plan, adopted proffers, and other applicable County policies.

The motion passed on a voice vote of 5-0.

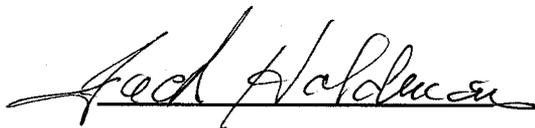
Mr. Haldeman asked if there were any further comments.

#### **F. ADJOURNMENT**

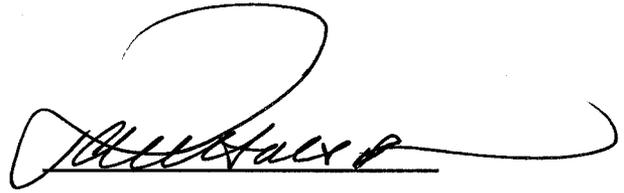
Mr. Haldeman thanked everyone for attending the meeting.

Ms. Leverenz motioned to adjourn the meeting.

Mr. Haldeman adjourned the meeting at 4:20 p.m. after a unanimous voice vote of 5-0.



Mr. Jack Haldeman, Chair



Mr. Paul Holt, Secretary